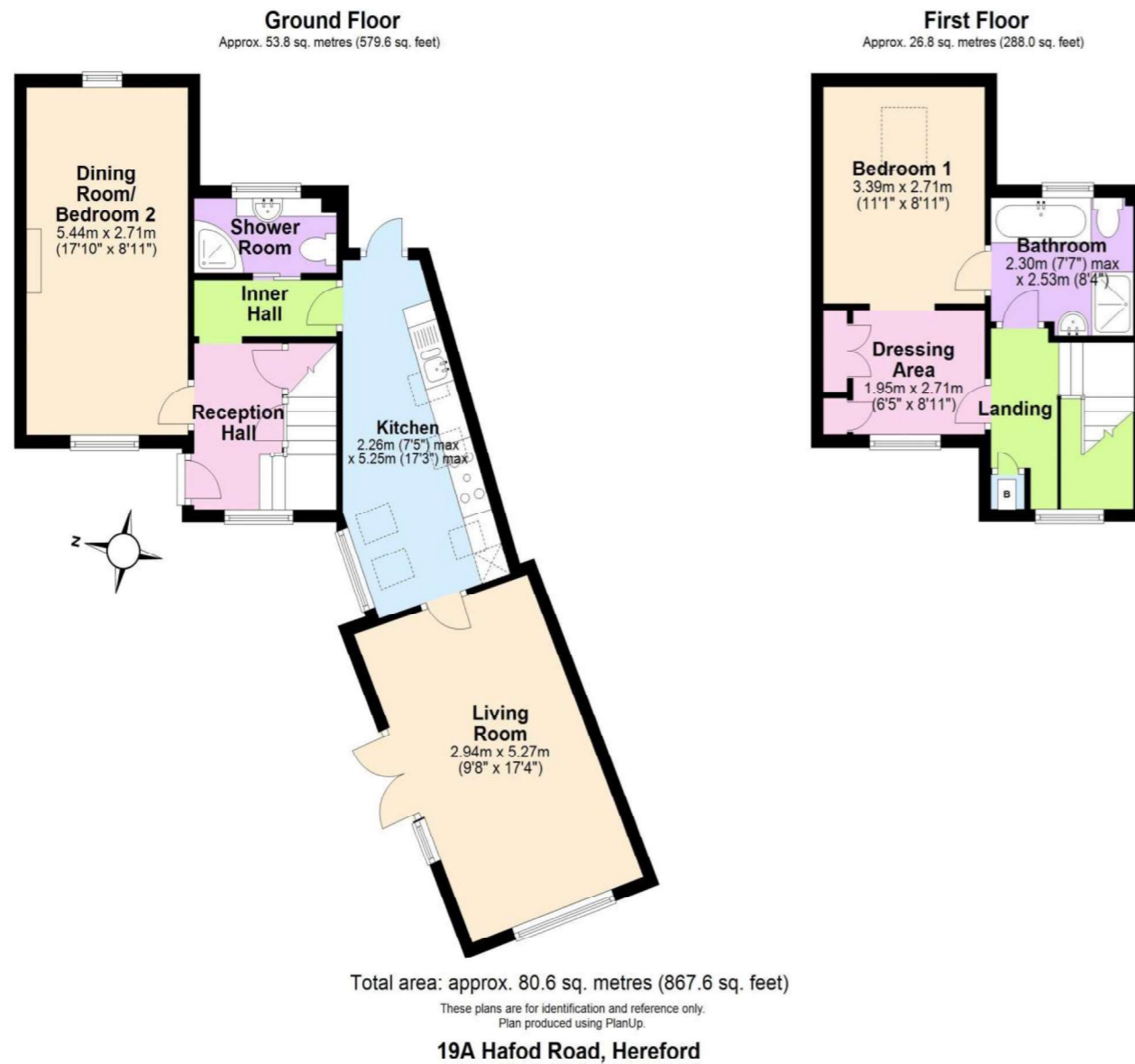


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	76 C
39-54	E		
21-38	F		
1-20	G		



The Coach House 19a Hafod Road Hereford HR1 1SG

£350,000

- Individual detached property
- Exclusive residential area
- 2 Bedrooms (1 ground floor)
- Gas central heating, double glazing
- Off-road parking, garage
- Courtyard-style garden

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The Coach House 19a Hafod Road Hereford HR1 1SG

This detached former coach-house is located in a Conservation Area in one of Hereford's most sought-after residential areas about a mile east of the Cathedral City of Hereford.

Local amenities include a range of shops, a public house, bus service, primary schools and the property is also in the catchment area for Bishop's secondary school.

The original coach-house has been renovated and extended to a high standard and provides versatile accommodation particularly suited for retirement, sub-letting (Airbnb etc), and has gas central heating, double glazing, ample off-road parking, detached garage and a manageable garden.

We highly recommend an inspection of this property which is more particularly described as follows:-

Ground floor

Door to the

Entrance Hall

Radiator, understairs storage cupboard, central heating thermostat and window.

Bedroom 2/Sitting Room

With 2 radiators, windows to front and rear.

Inner Hall

Radiator.

Shower Room

Tiled walls and floor, shower cubicle with mains fitment, wash hand-basin with cupboard under, WC, extractor fan, shaver point, ladder style radiator, window to rear.

A stable door leads from the Inner Hall to the

Kitchen

Full height ceiling with 5 Velux windows and fitted with a range of beech-style base and wall mounted units with composite worktop with integrated 1½ bowl sink unit, plumbing for washing machine, space for a Range style cooker, tiled floor, smoke alarm, radiator, part-glazed stable door to rear and full length windows to the front courtyard and a panelled glazed door into the

Living Room

Full height ceiling with exposed beams, radiator, window and double doors with side window to the front courtyard.

Staircase leads from the Entrance Hall up to the



First floor

Landing

With a built-in storage cupboard housing the gas fired central heating boiler, window to front.

Dressing Room

Built-in wardrobes, radiator, window to front, archway to

Bedroom 1

Radiator, Velux window, connecting door to the

Bathroom

Suite comprising bath, separate shower cubicle with mains fitment, wash hand-basin and WC, radiator, extractor fan, window to rear.

Outside

The property is approached via stone pillars to a gravelled parking and turning area with picket fencing and gate to a brick paved courtyard with hedging and there is a further vehicular access via double gates, detached garage. To the rear there is a small brick paved courtyard with retaining wall, garden shed and side access.

General information

Services

Mains water, electricity, drainage and gas are connected. Telephone (subject to transfer regulations). Gas-fired central heating.

Outgoings

Council tax band C - payable 2023/24 £1957.66
Water and drainage - rates are payable/metered supply.

Tenure & possession

Freehold - vacant possession on completion.



Directions

From Hereford proceed towards Ledbury on the A438, continue past Tesco Express and, at the roundabout, take the 3rd exit into Hafod Road and the property is located on the left hand side after about 200 yards. **What3words - ends.highs.brick**

Viewing

Strictly by appointment through the Agent, **Flint & Cook**, Hereford (01432) 355455.

Money laundering regulations

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

Residential lettings & property management

We operate a first class residential lettings and property management service. For further details please contact Jackie Eversham (01432) 355455.

Opening hours

Monday - Friday 9.00 am - 5.30 pm
Saturday 9.00 am - 2.00 pm

JRC FC008035 November 2023 (1)

